



Memorandum

To: Honorable Mayor Maso and Members of the Frisco City Council

cc: George Purefoy, City Manager
Donnie Mayfield, City of Frisco
Paul Knippel P.E., Director of Engineering Services

From: Ron Patterson, Assistant City Manager

Date: August 18, 2009

Subject: Consider and act upon approval of Staff request to bid the Municipal Center Parking Garage

Action Requested: Consider and act upon approval of Staff request to bid the Municipal Center Parking Garage (the "Project").

Background Information: In the fall of 2006 City Staff conducted a Request for Proposal ("RFP") process to determine the firm responsible for the architectural and engineering design of the Project. As part of the RFP process City staff reviewed the qualifications of twelve (12) firms. On November 21, 2006 City Council approved the staff recommendation of Carl Walker, Inc. of Frisco, Texas ("Carl Walker").

On February 20, 2007, City Council approved Resolution Number 07-02-36R, authorizing the City Manager to execute a Professional Services Agreement with Carl Walker to complete the architectural and engineering design of the Project. The cost of the original agreement totaled \$381,675.00.

On April 3, 2007, City Council approved Resolution Number 07-04-71R, authorizing the City Manager to execute Amendment Number One to the Professional Services Agreement by and between the City of Frisco and Carl Walker, Inc. of Frisco, Texas, reducing the Consultant's Fee in the amount of \$27,500.00, to remove a portion of the Scope of Services for the completion of the design and construction documents for the Municipal Center Parking Facility. Staff completed a parking needs study and determined that the temporary Surface Parking Lot Facility would not be needed as originally planned. Therefore, the cost to design the temporary Surface Parking Lot Facility was removed with the execution of Amendment Number One in order to reduce design costs for the Project and also lower construction costs. Upon the execution of Amendment Number One, the total cost of the Professional Services Agreement totaled \$354,175.00.

On April 7, 2009, City Council approved Resolution Number 09-04-57 R, authorizing the City Manager to execute Amendment Number Two to the Professional Services Agreement by and between the City of Frisco and Carl Walker, Inc. of Frisco, Texas, increasing the Consultant's Fee in the amount of \$8,750.00, for remobilization of the design team for the the design and construction document preparation for the Municipal Center Parking Facility. The revised cost of the Agreement upon the execution of Amendment Number One and Amendment Number Two totals \$362,925.00.

The Municipal Center Parking Garage is designed to be a five (5) level, 578 space design with the ability to add horizontally in the future for an eventual 900 space garage. The pedestrian bridge has been removed from the design, but can be added later. Due to rising construction costs and other inflationary values, the cost of the garage is now approximately \$8,600,000.00.

The project schedule, shown in Exhibit 2, indicates that the remaining design effort for the garage is complete and estimates the garage construction will begin November 2009 and will be complete by November 2010.

Alternatives: The City Council could consider the following alternatives:

- Consider and act upon approval of Staff request to bid the Municipal Center Parking Garage
- Input towards discussion as desired.

Financial Considerations: The Opinion of Probable Construction Cost ("OPCC") for the facility is \$8,600,000.00. Funding for the Project is derived from the 2006 General Obligation Bonds for the respective Project.

Legal Review: Not Applicable at this time.

Supporting Documents: Supporting Documents include the following items:

- Exhibit 1 – Location Map
- Exhibit 2 – Bid Timeline
- Exhibit 3 – Opinion of Probable Construction Cost
- Exhibit 4 – Architectural Renderings
- Exhibit 5 – Rendered Elevation

Staff Recommendation: Staff recommends placement of this item on the August 18, 2009 City Council meeting agenda to discuss and act upon approval of Staff request to bid the Municipal Center Parking Garage. Staff will be present at the meeting to address the City Council's questions relating to this agenda item.